

**PARA PARTICIPAR EN ESPAÑOL, ELIGE EL CANAL DE ESPAÑOL**

# SOUTH CENTRAL SPECIFIC PLAN

RESCHEDULED ADVISORY COMMITTEE MEETING – JULY 7, 2020



City of  
**FRESNO** 

## MEETING AGENDA

**Welcome – Roll Call**

**Public Comment**

**Continued Discussion of Recommendations**

**Land Use, Overlay Buffers, Proposed Maps**

**Next Steps**

**Adjourn**

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PUBLIC COMMENT



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## OVERLAY ZONE: SETBACK AND BUFFER STANDARDS



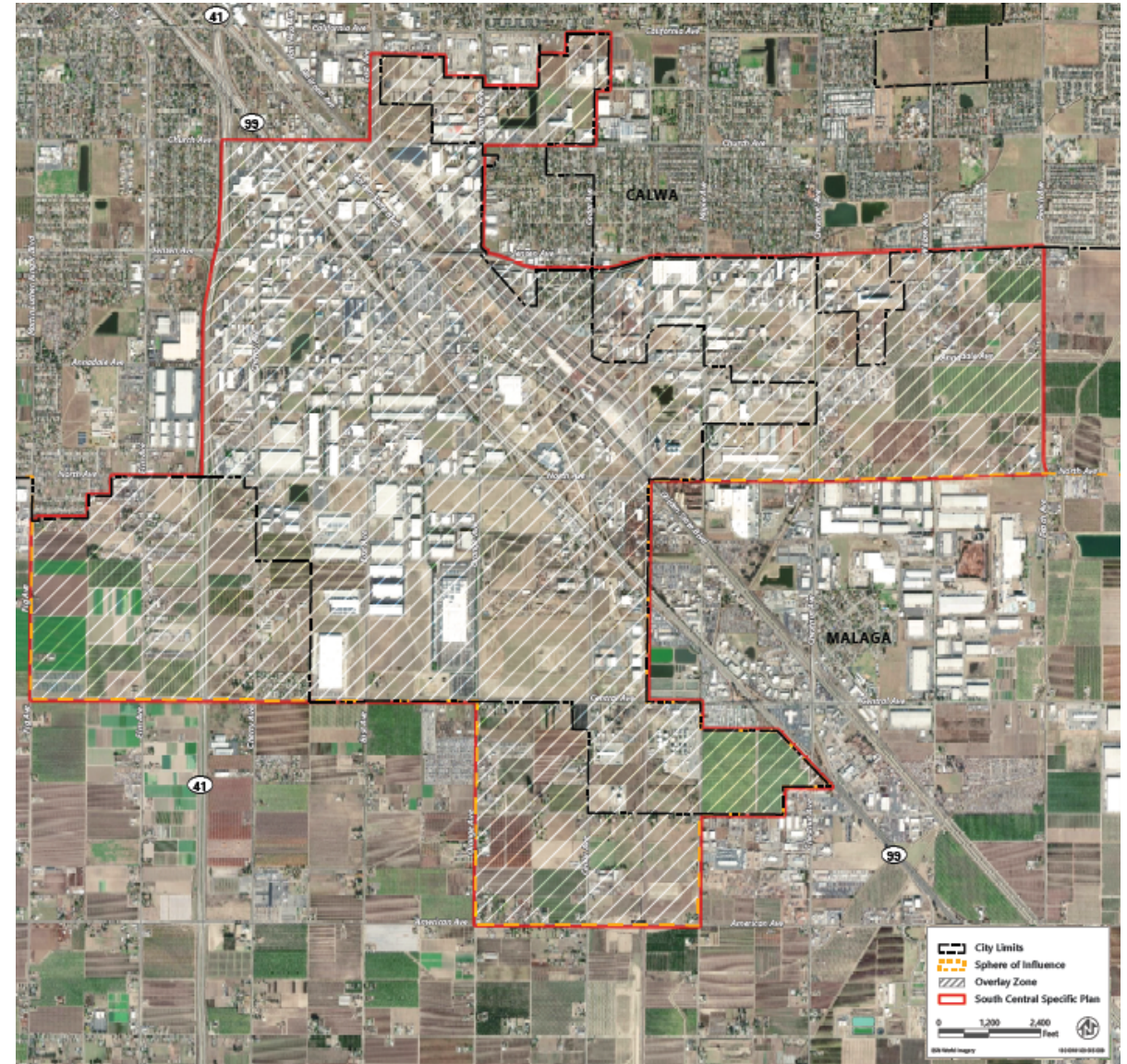


## WHAT IS AN OVERLAY ZONE?

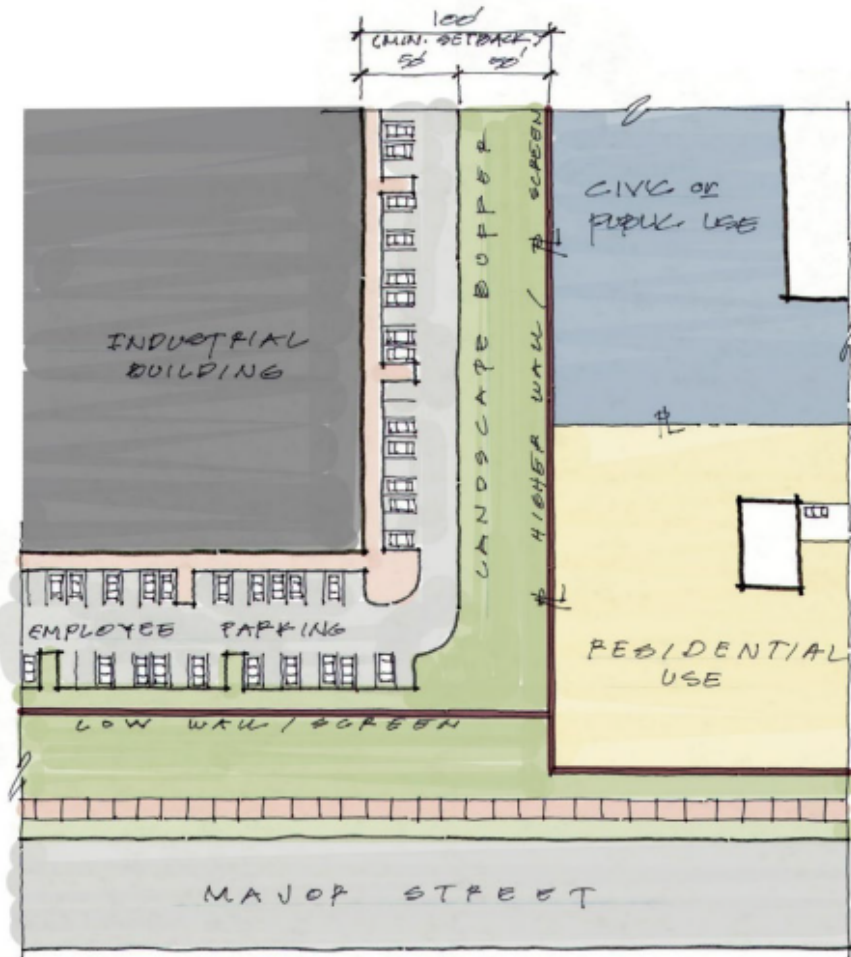
- A regulatory tool that is applied over the base zoning district
- Applies an additional layer of standards to all areas within the defined overlay boundary
- Regulations can be better tailored to specific areas to meet specific community goals

## WHAT MIGHT IT REGULATE?

- Additional development and site design standards for new industrial development
- Restrictions on uses that would otherwise be permitted or allowing uses that aren't otherwise allowed in the base zoning
- Protections for existing residential uses



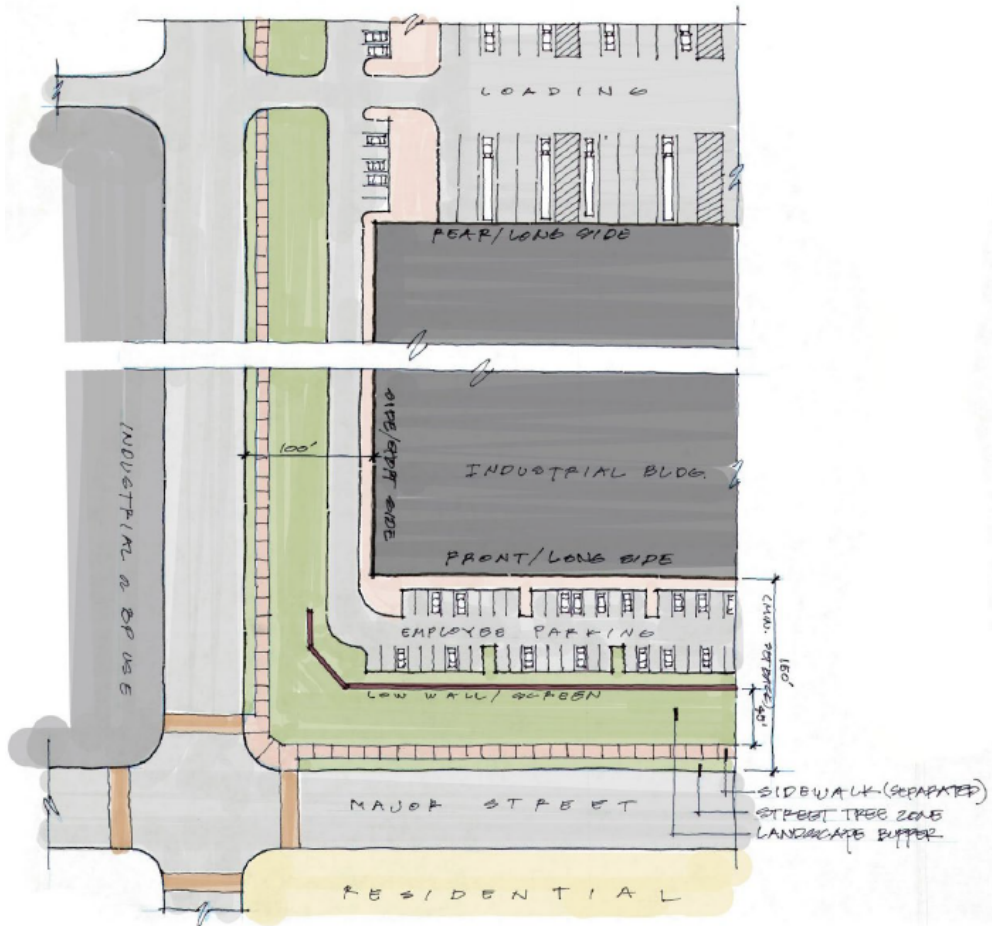
## SETBACK STANDARD: SHARED PROPERTY LINE



- Building setbacks that adjoin residential, school, church, and civic uses should be setback a minimum of 100-feet when sharing the same property line.
- A wall or screen should be placed on the property line that is a minimum of 6 feet tall and be opaque for visual obscurity. Blank concrete or CMU walls without piers, caps and finishes are not allowed.
- The landscaped minimum 50-foot buffer should include a tree density canopy that covers 100 percent of the buffer area within 10 years of planting. Native trees, shrubs and groundcovers should be selected over ornamental species.
- Uses within the 100-foot setback and outside of the buffer area can include a fire lane and if necessary, limited employee parking, but no visitor parking or public entries, loading docks, service yards, trash areas/disposal, or truck parking and idling.



## SETBACK STANDARD: FRONTING MAJOR STREET



- Building setbacks that face major public access streets (with public sidewalks) and require employee and visitor parking and entries, shall be setback a minimum of 150 feet from the curb line of the adjoining street.
- A minimum of 45 feet of landscaped buffer shall be provided from the back of the public sidewalk to a low wall or fence screen that hides the car parking lot. The height of the wall or fence should be no less than 3 feet. Company signage can be incorporated into the wall as it faces the public right of way.
- The landscaped buffer area should include a 100 percent tree canopy coverage within 10 years of planting. Native trees, shrubs and groundcovers should be selected over ornamental species.
- No loading docks, service yards, trash areas, truck parking or idling is permitted.

## USE RESTRICTION PROPOSALS

**The following uses are permitted within 500 feet of a sensitive use with the approval of a conditional use permit:**

- Motorcycle/Riding Club
- Shooting/Archery Range
- Outdoor Storage

**The following uses are not permitted within 500 feet of a sensitive use:**

- Salvage and Wrecking
- Waste Transfer Facility
- Mining and Quarrying

**The following uses are not permitted within the plan area:**

- Rendering
- Slaughterhouse

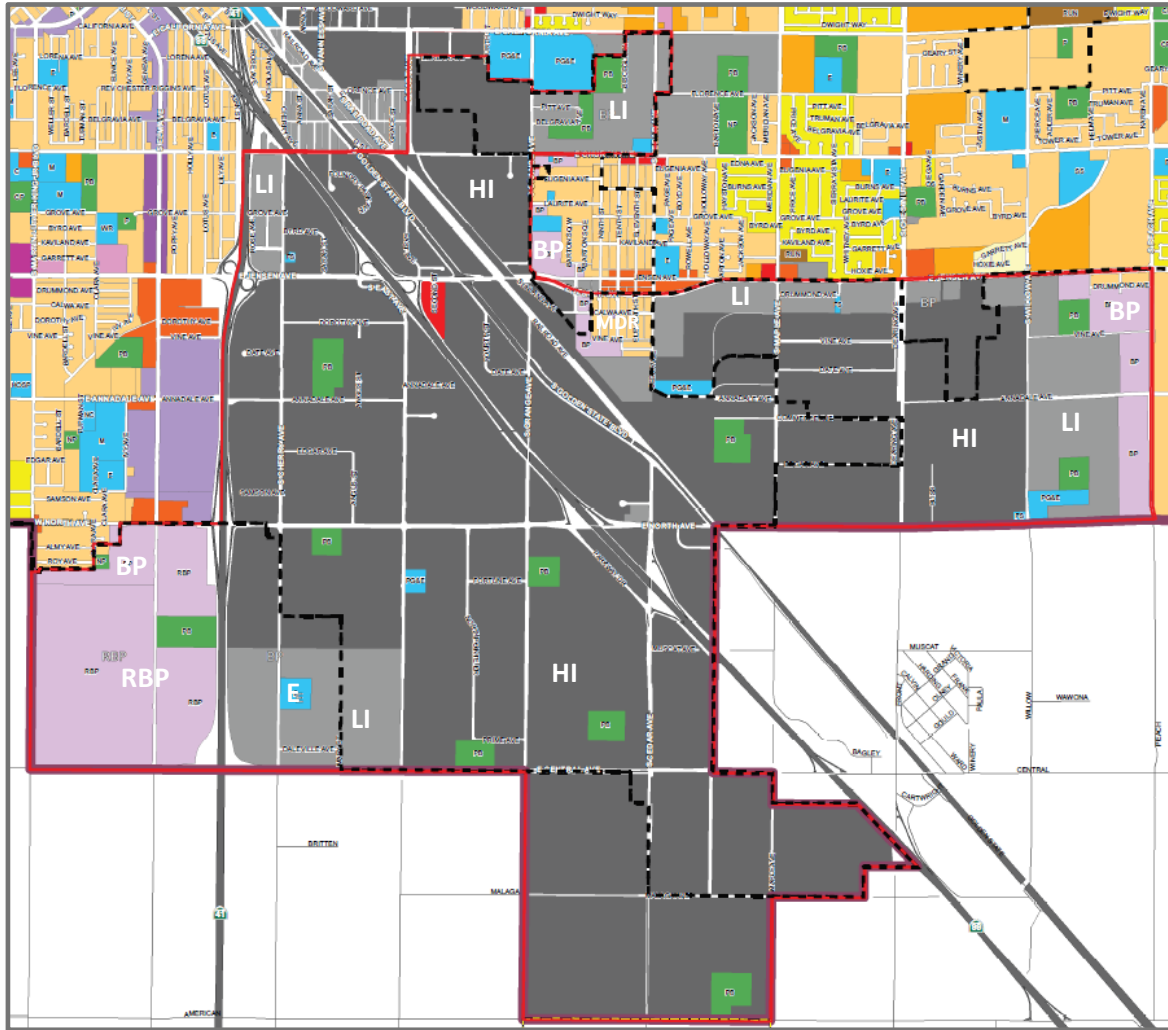
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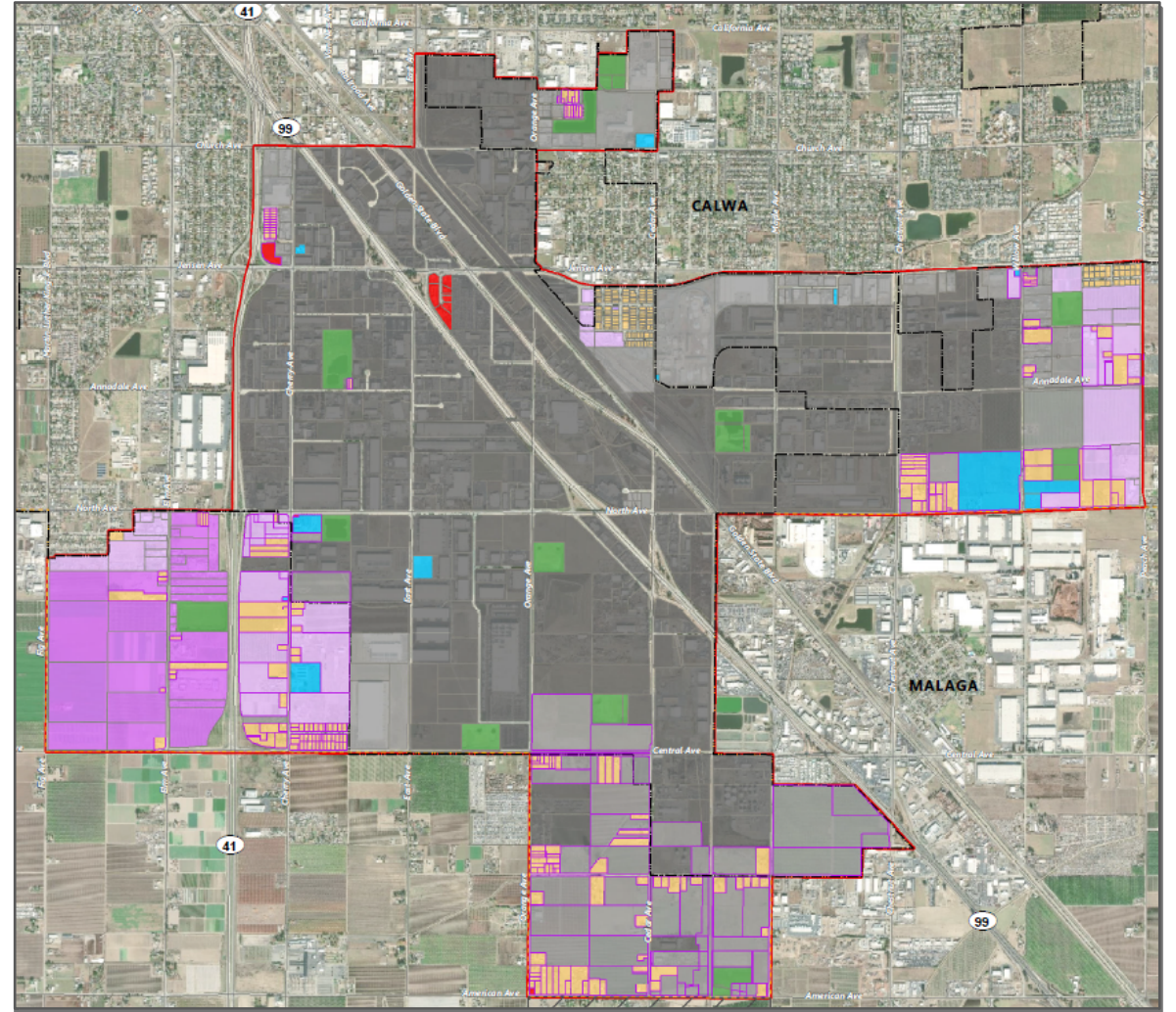
## LAND USE - PROPOSED MAPS



# LAND USE CONCEPTS



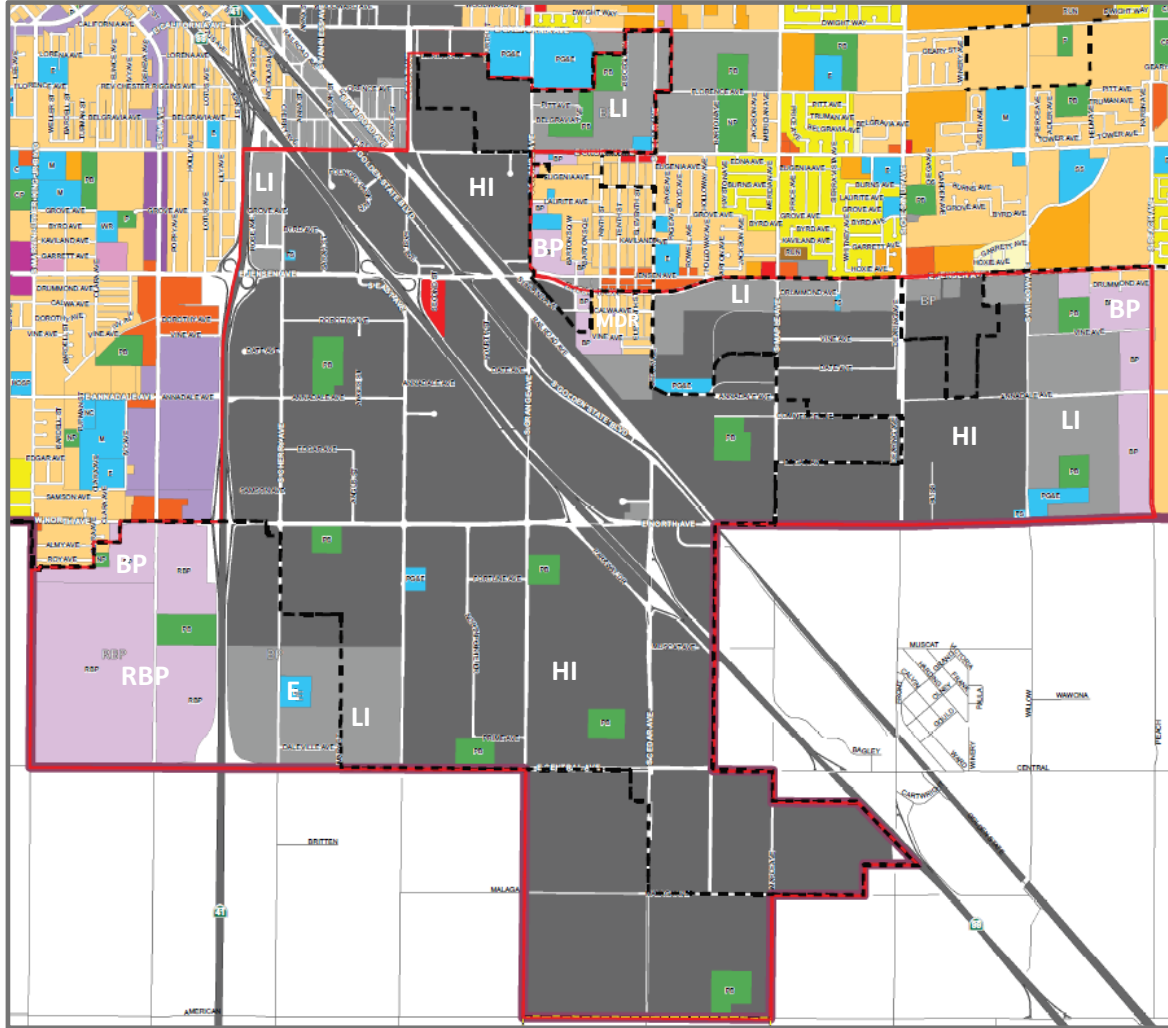
## EXISTING PLANNED LAND USE



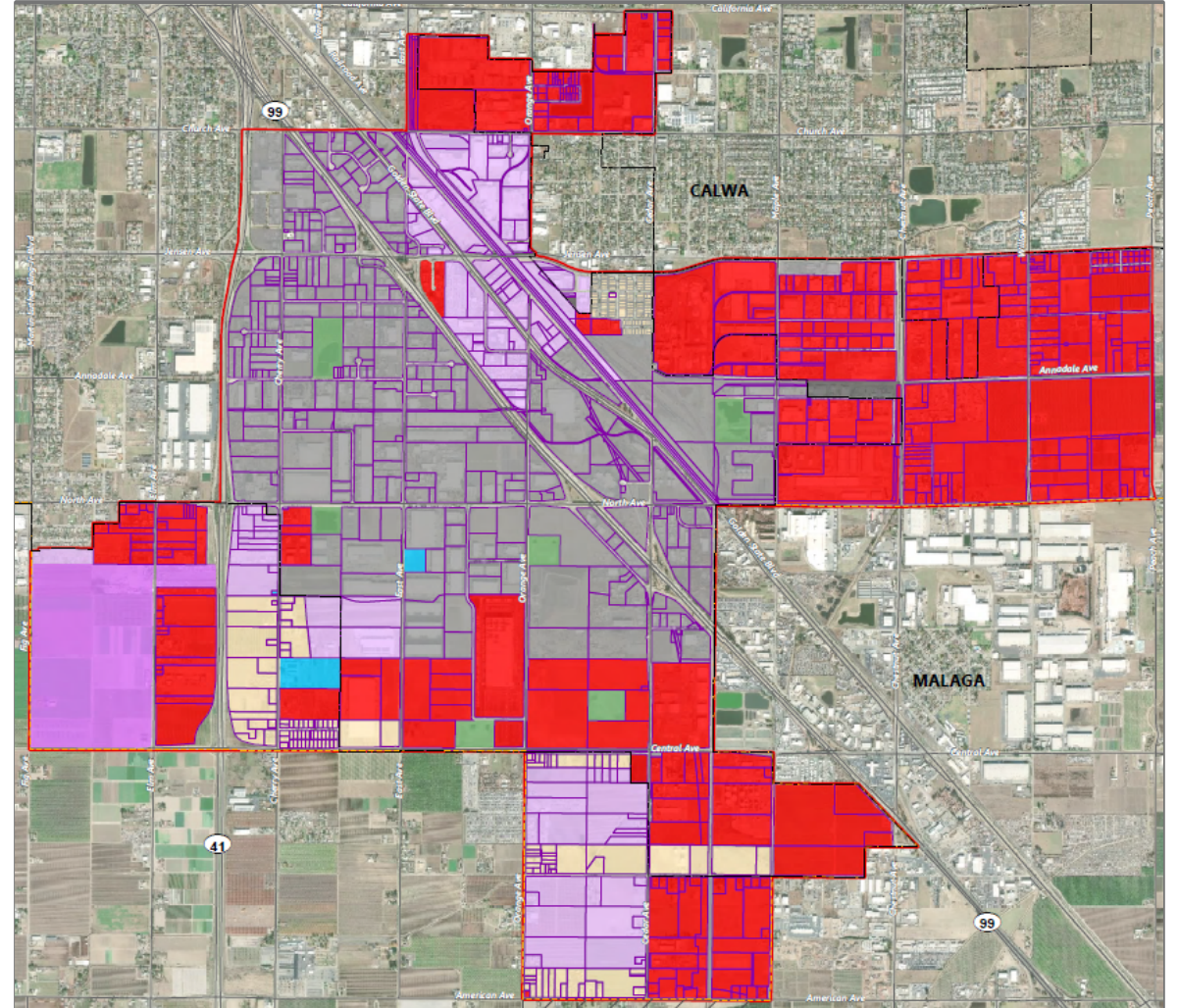
## FIRST STAFF RECOMMENDATION



## LAND USE CONCEPTS



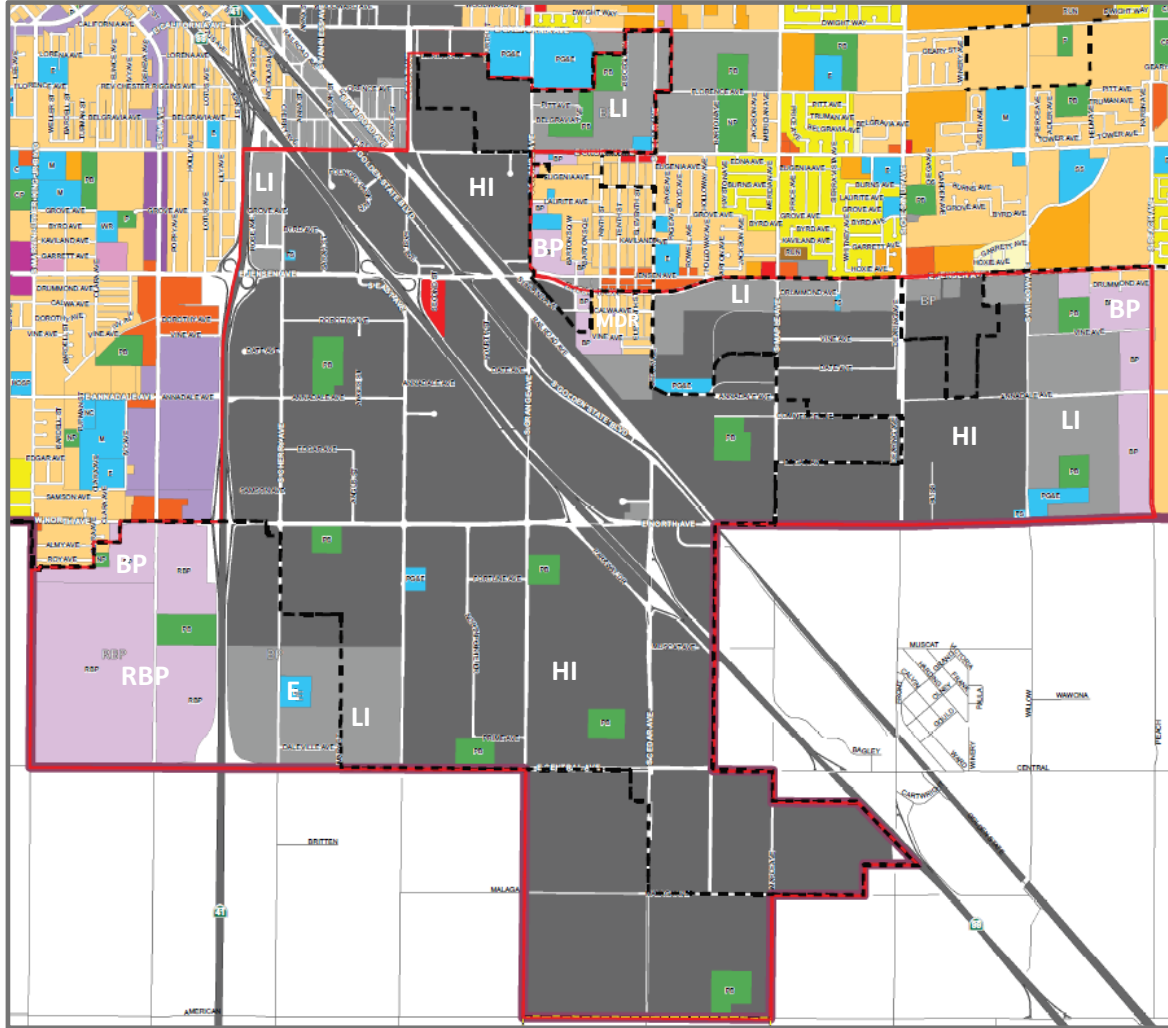
EXISTING PLANNED LAND USE



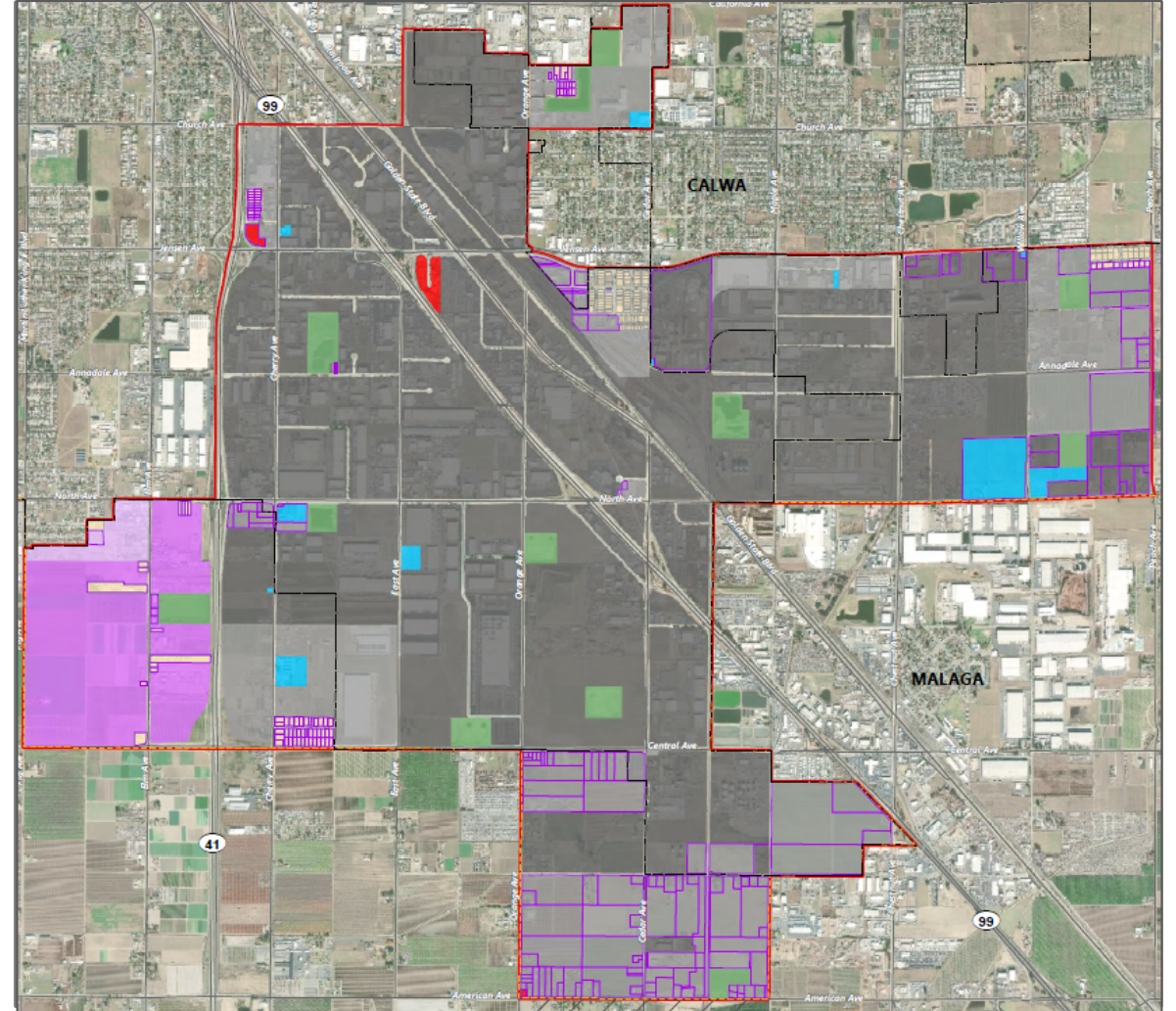
COMMUNITY MAP



## LAND USE CONCEPTS



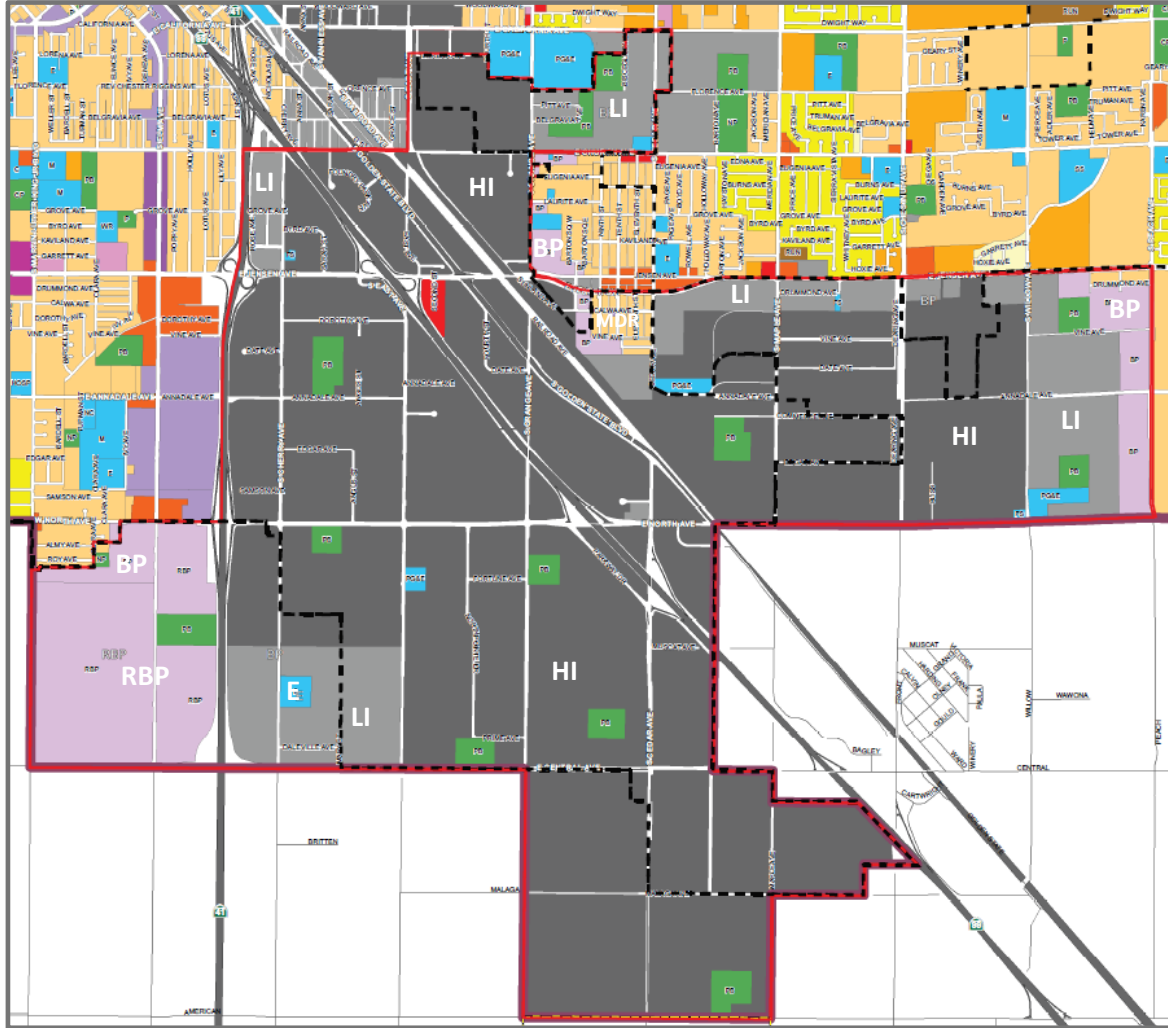
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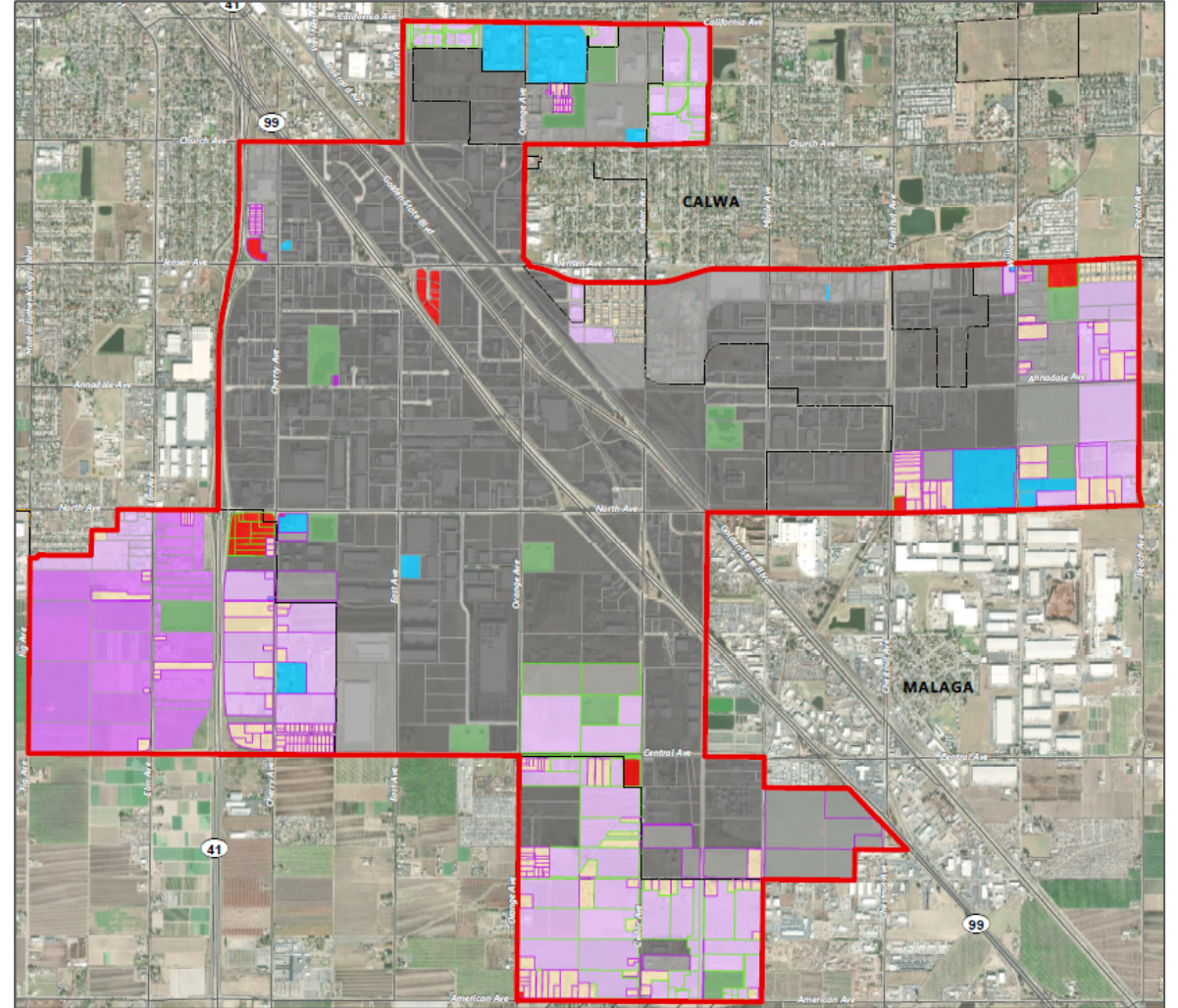
BUSINESS COMMUNITY MAP



## LAND USE CONCEPTS



EXISTING PLANNED LAND USE

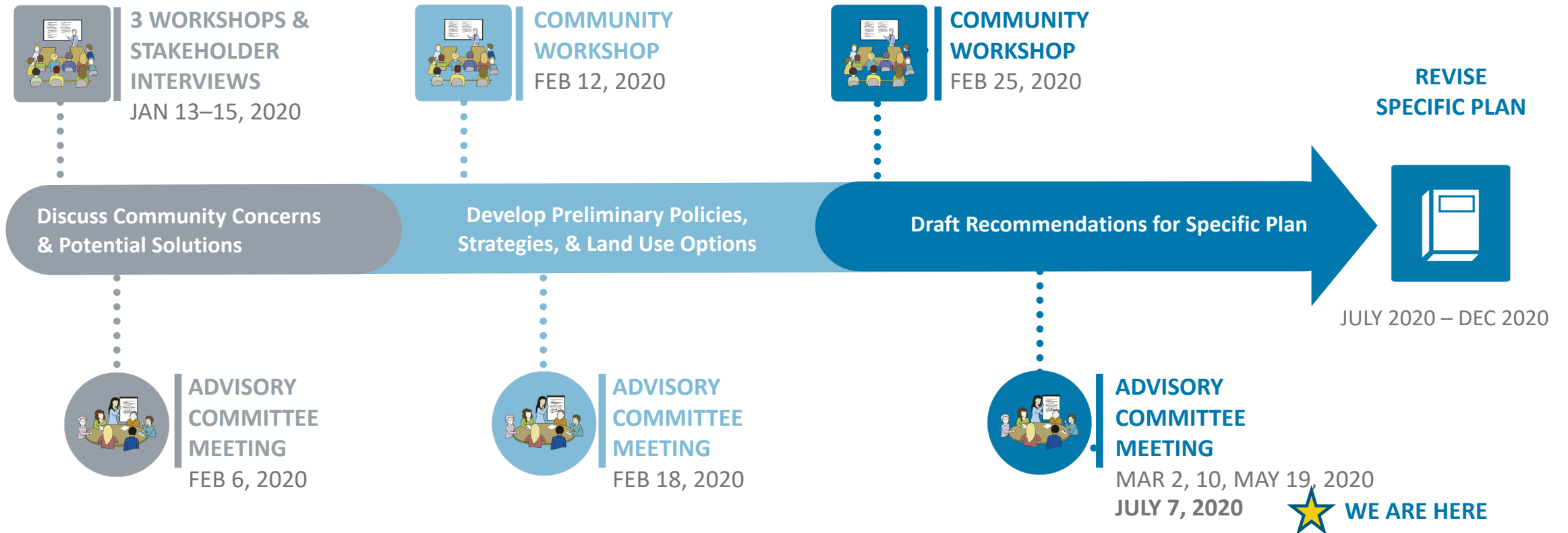


BLENDED STAFF RECOMMENDATION

## LAND USE ACREAGE COMPARISON

Land Use Map Comparison					
	Existing General Plan	City Proposed	Community Proposed	Business Proposed	Blended Proposed
Commercial	12	12.25	2105	12.25	45.25
Business Park	152	323	600	42	751
Regional Business Park	351	342	248	341	341
Heavy Industrial	3482	2681	22	3037	2635
Light Industrial	674	980	1468	1080	642
Residential	85	198	234	24	214
Public	298.25	251	118	251	234
Total	5054	4787.25	4795	4787.25	4862.25

## NEXT STEPS



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THANK YOU

FOR MORE INFORMATION PLEASE VISIT: [WWW.FRESNO.GOV/SCSP](http://WWW.FRESNO.GOV/SCSP)